



Flathead County Planning & Zoning

1035 1st Ave W, Kalispell, MT 59901
Telephone 406.751.8200 Fax 406.751.8210

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AUG - 4 2020

FLATHEAD COUNTY
PLANNING & ZONING OFFICE

MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION

Submit this application, all required information, and appropriate fee (see current fee schedule) to the Planning & Zoning office at the address listed above.

FEE ATTACHED \$ 1485.00

SUBDIVISION NAME: Jewel of Echo

OWNER(S) OF RECORD:

Name: Julie C. Thompson Phone: _____

Mailing Address: 255 Echo Chalet Drive

City, State, Zip: Bigfork, MT 59911

Email: _____

APPLICANT (IF DIFFERENT THAN ABOVE):

Name: Michael and Julie Thompson Phone: (406) 253-5037

Mailing Address: 255 Echo Chalet Drive

City, State, Zip Code: Bigfork, MT 59911

Email: echolakeguy1964@centurytel.net

TECHNICAL/PROFESSIONAL PARTICIPANTS:

Name: Sands Surveying, Inc., Attn: Eric Mulcahy Phone: (406) 755-6481

Mailing Address: 2 Village Loop

City, State, Zip: Kalispell, MT 59901

Email: eric@sandssurveying.com

Name: 406 Engineering, Inc Phone: (406) 257-0679

Mailing Address: 35 8th Street East

City, State, Zip: Kalispell, MT 59901

Email: nathanl@406engineeringinc.com

LEGAL DESCRIPTION OF PROPERTY:

Street Address Echo Chalet Dr.

City/State & Zip Bigfork, MT 59911

Assessor's Tract No.(s) 2BC (Tract 2 of COS 21425) Lot No.(s) N/A

Section 8 Township 27N Range 19W

GENERAL DESCRIPTION/TYPE OF SUBDIVISION: _____

A rural subdivision utilizing the existing SAG-5 zoning to create five acre lots fronting on Echo Lake.

Number of Lots or Rental Spaces 5 Total Acreage in Subdivision 25.700 ac

Total Acreage in Lots 23.505 acres (n) Minimum Size of Lots or Spaces 4.578 ac

Total Acreage in Streets or Roads 2.195 ac Maximum Size of Lots or Spaces 4.816 ac

Total Acreage in Parks, Open Spaces and/or Common Areas none.

PROPOSED USE(S) AND NUMBER OF ASSOCIATED LOTS/SPACES:

Single Family 5 Townhouse _____ Mobile Home Park _____

Duplex _____ Apartment _____ Recreational Vehicle Park _____

Commercial _____ Industrial _____ Planned Unit Development _____

Condominium _____ Multi-Family _____ Other _____

APPLICABLE ZONING DESIGNATION & DISTRICT: Zoned SAG-5 in the Bigfork Zoning District

IS SUBJECT PROPERTY LOCATED WITHIN 3-MILE BUFFER OF KALISPELL, WHITEFISH, OR COLUMBIA FALLS? No.

ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS: \$50,000.00 per acre

IMPROVEMENTS TO BE PROVIDED:

Roads: _____ Gravel X Paved _____ Curb _____ Gutter _____ Sidewalks _____ Alleys _____ Other _____

* **Water System:** X Individual _____ Shared _____ Multiple User _____ Public _____

* **Sewer System:** X Individual _____ Shared _____ Multiple User _____ Public _____

Other Utilities: _____ Cable TV X Telephone _____ X Electric _____ Gas _____ Other _____

Solid Waste: _____ Home Pick Up _____ Central Storage X Contract Hauler _____ Owner Haul _____

Mail Delivery: X Central _____ Individual _____ School District: Swan River/Bigfork

Fire Protection: _____ Hydrants _____ Tanker Recharge _____ Fire District: Bigfork Fire

Drainage System: On-site

* **Individual** (one user)

Shared (two user)

Multiple user (3-9 connections or less the 25 people served at least 60 days of the year)

Public (more than 10 connections or 25 or more people served at least 60 days of the year)

PROPOSED EROSION/SEDIMENTATION CONTROL: As needed

VARIANCES: ARE ANY VARIANCES REQUESTED? No - The subdivision is not subject to a variance in Section 4.4.7(b) because the easement bisecting Lot 1 is the driveway to Tract 1 of COS 21425 and driveways are permit to bisect platted lots per this section of the FCSR
(yes/no)

(If yes, please complete the information on page 3)

SECTION OF REGULATIONS CREATING HARDSHIP: _____

PLEASE RESPOND TO THE FOLLOWING STATEMENTS IN THE SPACES PROVIDED

BELOW: *(The Commission shall not approve a variance unless it finds that all of the following are met)*

1. The variance will not be detrimental to the public health, safety, or general welfare or injurious to other adjoining properties.
2. Due to the physical surroundings, shape, or topographical conditions of the property involved, strict compliance with the regulations will impose an undue hardship on the owner. Undue hardship does not include personal or financial hardship, or any hardship that is self imposed.
3. The variance will not cause a substantial increase in public costs, now or in the future.
4. The variance will not place the subdivision in nonconformance with any adopted growth policy, neighborhood plan or zoning regulations.
5. The variance is consistent with the surrounding community character of the area.

APPLICATION CONTENTS:

1. Completed Preliminary Plat application (*If submitting bound copies of the application materials, please also include one **unbound** copy for replication purposes*).
2. 14 folded copies of the preliminary plat. (*Either 18" X 24" or 24" X 36" per Appendix B- Flathead County Subdivision Regulations*).
3. One reproducible set of supplemental information (*See Appendix B -Flathead County Subdivision Regulations*).
4. One reduced copy of the preliminary plat not to exceed 11" x 17" in size.
5. Application fee.
6. A **Certified** Adjoining Property Owners List must be submitted with the application (*see attached form*). The list will be sent directly to the Planning & Zoning office, unless you request otherwise. This list is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.

This application shall be submitted, along with all information required by the applicable Subdivision Regulations and the Montana Subdivision and Platting Act, and the appropriate fee to:

**Flathead County Planning & Zoning Office 1035 First Avenue West
Kalispell, Montana 59901 - Phone: (406) 751-8200 Fax: (406) 751-8210**

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for the Flathead County Planning and Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.


Applicant Signature

8/03/2020
Date


Owner(s) Signature (all owners must sign)

8/03/2020
Date


Owner(s) Signature (all owners must sign)
Applicant Signature

8/3/2020
Date

Directions to -
Jewel of Echo

From Kalispell take Highway 93 South to the intersection with Highway 82. Take Highway 82 to the intersection with Highway 35. Take a right heading south of Highway 35 to the Highway 83 intersection. Take a left heading east on Highway 83 to the intersection of Echo Lake Road which is at the Swan River School. Take a left heading north on Echo Lake Road for one mile to the intersection of McCaffery Road. Take a left heading east on McCaffery for ½ a mile to the intersection of Echo Chalet Drive. Take a right heading north on Echo Chalet, the property is located on the right (East) side of the road approximately ½ mile.